



183 APPROVED TENTATIVE
MAPPED LOTS

FOR SALE. RODEO ESTATES. WOODLAKE, CA. PHASE ONE

ERIC POWERS

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CalDRE: # 00977873

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

Woodlake: A Strategic Opportunity for Residential Development

Ready-to-Develop

Lee & Associates presents a unique opportunity in the city of Woodlake with an approved tentative map encompassing 183 residential lots. This pre-approval significantly streamlines the development timeline, eliminating many of the regulatory hurdles typically associated with early-stage projects. As a result, builders can move quickly from planning to construction, accelerating time to market and reducing holding costs.

Strong Market Demand

Woodlake is experiencing steady population growth, while new housing construction has remained limited. This imbalance between supply and demand creates a prime environment for residential development. The local housing market is undersupplied, signaling sustained demand for quality homes—especially those that are attainable for working families and first-time buyers.

Economic Viability

From a financial perspective, Woodlake stands out. The area benefits from comparatively low land acquisition and construction costs, while home values continue to appreciate. These favorable economic conditions enhance profitability and reduce investment risk, making it an attractive market for developers and investors alike.

Community Growth and Partnership Potential

Beyond financial metrics, investing in Woodlake means contributing to the city's long-term growth and vitality. Development here supports local infrastructure, enhances livability, and helps meet critical housing needs. The city has shown a collaborative approach toward development, and early investment can foster strong relationships with municipal leaders—opening doors to future partnerships, incentives, and streamlined permitting.

In summary, Woodlake's, Rodeo Estates, is more than a development site—it's a growing community with untapped potential, offering a compelling blend of market readiness, economic upside, and civic alignment.

PROPERTY OVERVIEW

Ready-to-Develop: This 43.99± acre parcel has been held by a local farming family for generations and is now ready for its next chapter. Just minutes from Visalia, the city of Woodlake offers a scenic backdrop, strong community values, and small-town charm that today's homebuyers seek. With flat topography, quality soils, and all utilities and access roads in place, this site is nearly shovel-ready for residential development. Its strategic location—adjacent to a school and a city park—makes it ideal for a family-oriented subdivision. This is a rare opportunity for home builders to deliver much-needed housing in one of Tulare County's most welcoming communities.

OFFERING PRICE

Contact Broker for Pricing

PHASE ONE

43.99± Acres

ZONING

Medium Density Residential

APN

061030002; 061040001; 061090004; 061060019



WATER
City of Woodlake



ELECTRIC
Southern California Edison



GAS
So Cal Gas



SEWER
City of Woodlake



PHONE/INTERNET
ATT & Charter



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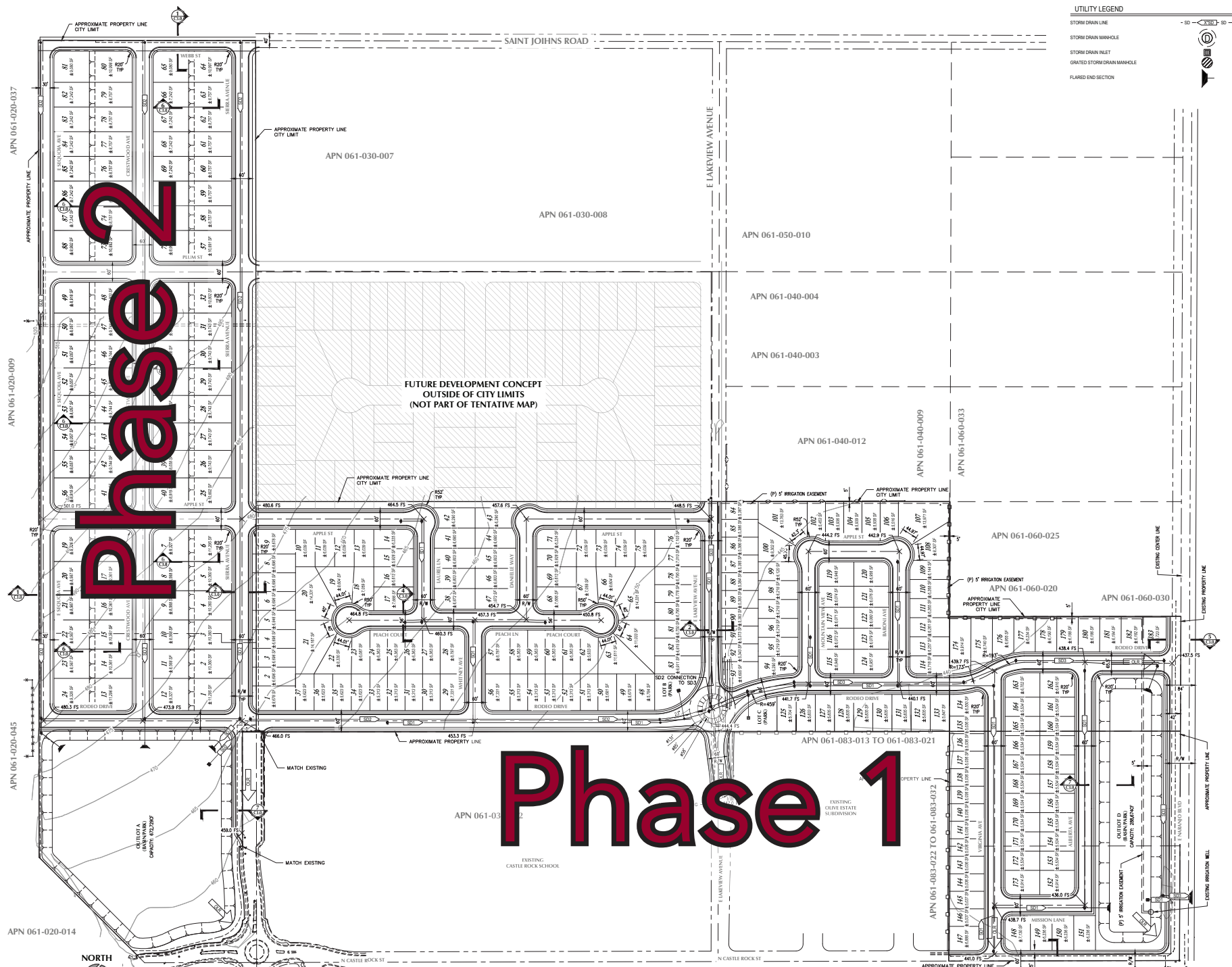
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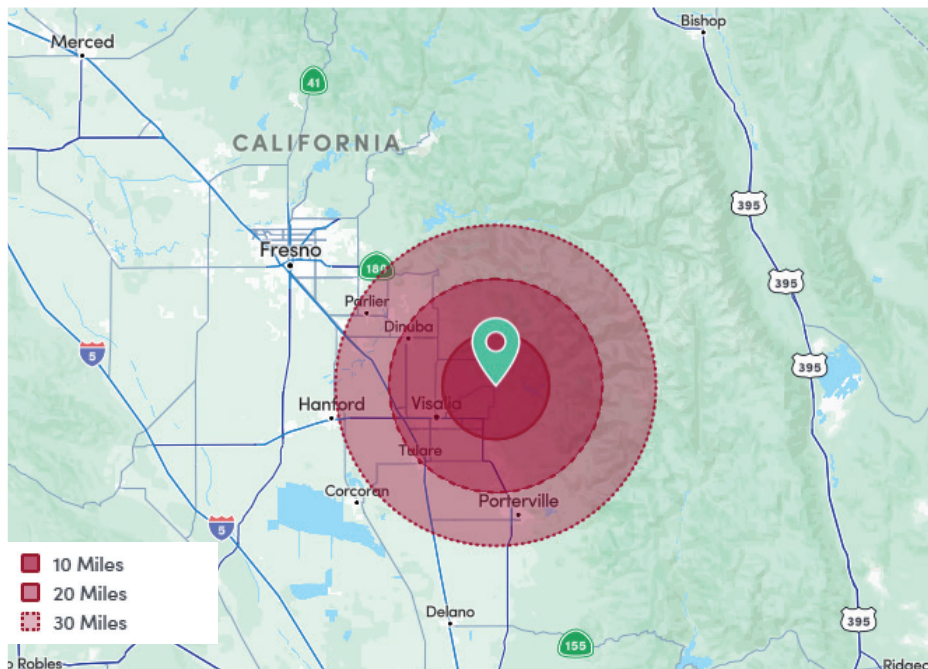
RODEO ESTATES - WOODLAKE, CA | APPROVED TENTATIVE MAP



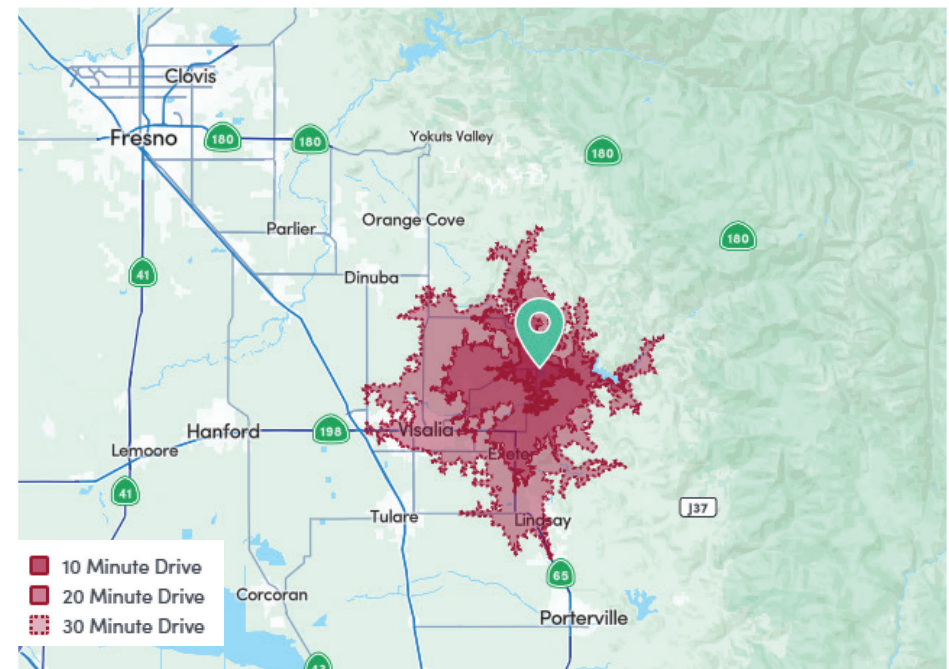
DEMOGRAPHICS

DEMOGRAPHICS	10 MILE	20 MILES	30 MILES
POPULATION			
Total Population	37,171	347,486	549,480
Average Age	37	36	36
Male Percentage	49.6%	49.5%	49.6%
Female Percentage	50.4%	50.5%	50.4%
HOUSEHOLDS & INCOME			
Total Households	11,722	107,106	166,828
# of Persons per HH	3.2	3.2	3.3
Average HH Income	\$85,724	\$90,136	\$85,662

RADIUS MAP



DRIVE TIME MAP



Demographic Data derived from AlphaMap

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RODEO ESTATES - WOODLAKE, CA | FOR SALE



10 minute walk to
downtown Woodlake



30 minute drive to Sequoia
National Park



1 hour drive to Kings
Canyon National Park

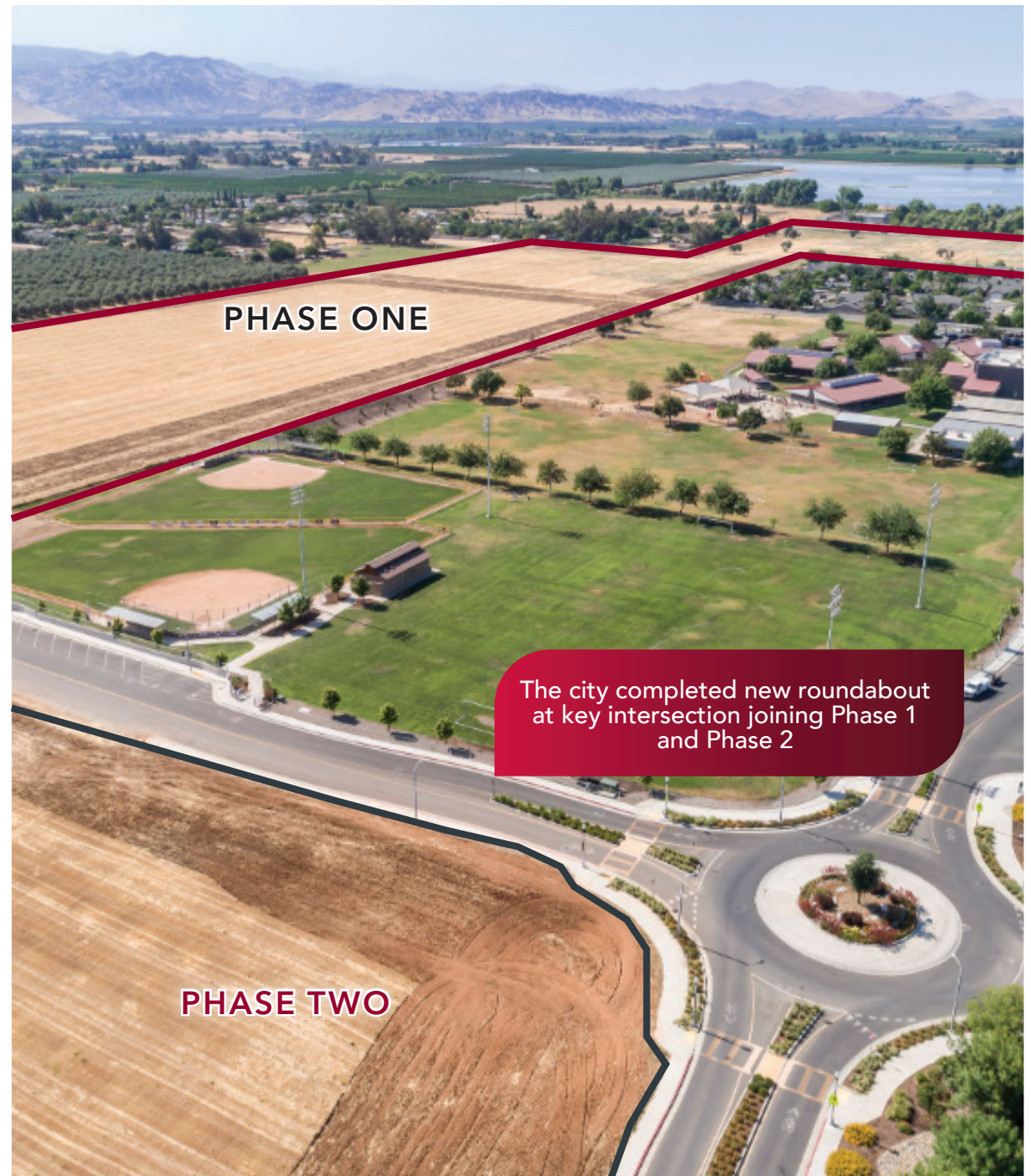
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Adjacent to Castle Rock
Baseball Fields



Adjacent to Castle Rock
Elementary School



The city completed new roundabout
at key intersection joining Phase 1
and Phase 2

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WHY WOODLAKE?

OUR HISTORY

The community of Woodlake was founded in 1912 by Gilbert F. Stevenson, a wealthy land developer from southern California. Stevenson purchased options on some 13,000 acres in the Woodlake area with the vision of establishing citrus orchards around a model planned community. Stevenson first built a two-story brick building on the corner of Valencia and Naranjo Boulevards – still Woodlake's main intersection to this day. Stevenson went on to establish the beginnings of Woodlake's infrastructure, installing streets, water and sewer lines and water wells. Several residences began to spring up around the city's core. Stevenson's company "The Woodlake Townsite Company" promoted the town extensively, claiming that it was "the fastest growing town in central California".

AIRPORT

Situated on approximately 87 acres, the Woodlake Airport provides the community with an air link to the world. The airport is located on the southern edge of Woodlake, next to the St. Johns River. Woodlake Municipal Airport is often free of the winter tule fog which plagues other Valley airports.

The airport is a general aviation facility and features one runway (Runway 7/25), 3,000 feet in length and 50 feet wide. The airport features the Runway Café, fueling facility, hangars and tie downs. The City has made a commitment to improve the facilities. Improvements will consist of removing obstructions, upgrade lighting and, as funding becomes available, new pavement.

CITY STATISTICS

Woodlake is located in the San Joaquin Valley of central California. The city is attractively nestled among citrus and olive orchards at the base of the foothills of the mighty Sierra Nevada mountains. The City is a short drive from Sequoia National Park, famous for its massive Sequoia trees, soaring granite peaks and beautiful mountain meadows. Population 7,619 (2013) | Persons under 18 years = 36.1% | Households - 1,886 | Land Area - 2.25 Square Miles | Annual Population Growth - 3.7% (2012-2013)

LOCAL SCHOOLS

In 1998, Woodlake Union School District opened its newest campus, Castle Rock Elementary School, on the east side of Woodlake, on Castle Rock Street and Lake View Avenue. The City of Woodlake partnered with the school district in development a joint use athletic field/storm drainage basin on the north side of the school. Total combined enrollment for the two districts in 2000 was 2,400 students.



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WELCOME TO WOODLAKE



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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

MARKET ADVISOR:

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